

SNOWFALL POINT CONDOMINIUMS ASSOCIATION
BOARD OF DIRECTORS
THURSDAY, JUNE 27, 2024 3:00 P.M.
VIA ZOOM

Board Members by Zoom: Jody Gunsolus
Kathie Turner
Phil McPherson

Association Managers: Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management
Nick Sledge, Toad Property Management

Brandon called the meeting to order at 3:01 p.m. and confirmed there was a quorum. Brandon and Kat introduced themselves and said they would be managing the Association. Nick said he was the Project Manager for Toad and he gathered information for capital projects and the Maintenance Team worked on the day-to-day projects.

Nick suggested discussing outstanding items with Lacy Construction and SGM at a future meeting when Rob Harper could participate in the meeting. A list of outstanding items with Lacy Construction had been prepared. Nick confirmed the planters were finished and all other items were outstanding. Rob Harper would be reaching out to Bill Lacy so some of those items could be resolved.

Jody made a motion to approve the minutes of the January 29, 2024, board meeting. Kathie seconded the motion and it was unanimously approved.

Nick said SealCo had performed the sealcoating and it was generally agreed the driveway looked good.

Nick agreed to follow up and see if the flashing on the roof behind Unit 13 had been fixed. If not, it would be part of Pete's inspection and screw and glue of the roofs. The work would be scheduled as soon as possible.

The design and dimensions of the proposed sign would be sent to Toad and Nick would provide a price to install the sign. Exact location of the sign would be confirmed with Nick. The sign had been delayed due to lack of funds.

Nick agreed to follow up on the repair of the utility boxes.

Nick would schedule the staining of the balcony railings. Brandon confirmed Toad would be able to perform the work.

Nick confirmed the benches would be repaired and repainted.

Nick would inspect satellite dishes and attempt to determine which ones were active and which ones could be removed. Owners would be asked via email which service providers they used for internet and television.

Nick said he thought all cables on the building were active. Some cables needed to be reattached and Nick agreed to follow up and inspect.

Nick said drainage issues behind the building would be discussed with Lacy Construction. Having the work completed before the end of Summer was essential. Other dirt moving contractors could be engaged if necessary. Nick would follow up.

Any of the work connected to the Lacy Construction project above Snowfall Point would be kept separate from the outstanding items for the driveway project.

Nick confirmed the fencing would be repaired. Nick said signage would be reattached and work orders had been placed.

Nick said flags had been placed near Building A to remind people not to drive or park on the dirt that had been seeded.

Nick confirmed the concrete in front of the dumpster between the buildings had been damaged and Nick said it would be discussed with Lacy Construction.

Brandon confirmed Sonja Wendt was the only owner who had volunteered to join the Board this year. Kathie confirmed the Bylaws did not permit owners to be nominated on the day of the meeting as bios needed to be submitted in advance of the meeting. Jody would be leaving the Board as there was a volunteer. The bio for Sonja Wendt would be circulated with the annual meeting documents as well as notifying owners that the period to volunteer for the Board had closed.

Nick left the meeting.

Brandon explained Mountain West Insurance had confirmed insurance would increase by 32%. Kat said insurance costs had increased significantly for all associations and the 32% was on the lower end of the renewal costs. Kat confirmed the insurance policies in place provided sufficient coverage.

Prior to the meeting a draft 2024/2025 Budget had been circulated. Brandon and Kat suggested deleting the unused line item of Building Maintenance: General. The \$3,500 allocated to that account in the 2024/2025 Budget would be moved. Repairs & Maintenance – General would be increased by \$1,000 and \$2,500 would be added to the Insurance line item. The Reserve line item would be reduced by \$1,000 to \$6,400 and that would allow dues to remain at the 2023/2024 level. Brandon confirmed the Association had \$14,343 in Checking and \$15,568 in the Reserve Account. Brandon said Toad had been researching interest-bearing accounts for the Reserve Funds. It was agreed the Reserve Funds needed to be moved to an interest bearing Money Market account.

Phil moved to research interest bearing Money Market accounts and move the Reserve Funds. Kathie seconded the motion and it was unanimously approved.

Phil moved to adopt the 2024/2025 Budget with the changes identified above. Kathie seconded the motion and it was unanimously approved.

A dues increase or a special assessment might be necessary in the future to build reserves back up. After the large special assessment it was agreed dues needed to remain level for one year.

Kat explained owners needed to consider HO6 policies for personal insurance. The policy is in addition to normal owner coverage but the HO6 would cover special assessments and the policy cost would be minimal. Brandon and Kat agreed to prepare a summary to present to all owners.

Kathie agreed to adjust the order of her list of items to discuss with Lacy Construction and send it to the Board/Toad. Kathie said stucco repair would be necessary. Kat agreed to obtain a bid for essential stucco repair and also obtain a stucco bid for more extensive work in 2025.

The Board would meet with Rob Harper to discuss Lacy Construction and SGM. The meeting was scheduled for Friday, July 5, 2024 at 3:00 p.m. subject to Rob's availability.

At 4:50 p.m. Phil made a motion to adjourn the meeting. Jody seconded the motion and it was unanimously approved.

Prepared by Brandon Civilikas
Toad Property Management